

**COMMON COUNCIL  
CITY OF NOBLESVILLE  
JANUARY 9, 2024**

The Common Council of the City of Noblesville met in the Council chamber on Tuesday, January 9, 2024. Aaron Smith called the meeting to order at 7:00 p.m. pursuant to public notice with the following members present: Mark Boice, Mike Davis, Evan Elliott, David Johnson, Darren Peterson, Pete Schwartz, Todd Thurston, and Megan Wiles.

Also present were City Clerk Evelyn Lees, Deputy Mayor Matt Light, Deputy Clerk Ilga Pruzinskis, Public Safety Director Chad Knecht, City Attorney Jonathan Hughes, Department Directors, staff, interested citizens, and members of the media. Mayor Chris Jensen arrived at 7:09 p.m.

**PLEDGE OF ALLEGIANCE**

Ms. Wiles led the chamber in the Pledge of Allegiance.

**ROLL CALL**

Ms. Lees called the roll. A quorum was present.

**APPROVAL OF MINUTES: DECEMBER 19, 2023**

Mr. Peterson moved to approve the minutes, second Mr. Boice, nine aye, motion carried.

**APPROVAL OF AGENDA**

Ms. Wiles moved to approve the agenda, second Mr. Boice, nine aye, motion carried.

**PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT**

There were no requests to speak from citizens.

**COUNCIL COMMITTEE REPORTS**

Mr. Davis stated the Finance Committee met on January 4. He stated Deputy Financial Officer Ian Zelgowski discussed a resolution authorizing certain routine fiscal actions for 2024, and Deputy Controller Caitlin Moss discussed a resolution authorizing appropriation of grant proceeds for 2024. He stated Ms. Moss also discussed an ordinance amending City Code §38.01, authorization for prepayment of certain expenses. He stated Ms. Moss discussed a summary of carry-forward encumbrances and provided an update on the close-out of dormant funds. He stated the committee recommended approval of the claims.

**APPROVAL OF CLAIMS**

Ms. Wiles moved to approve the claims, second Mr. Peterson, nine aye, motion carried.

**MISCELLANEOUS**

**#1 COUNCIL TO ELECT 2024 OFFICERS (AARON SMITH)**

Mr. Smith opened nominations for officers. Mr. Davis nominated Mr. Peterson as president and Ms. Wiles as vice president. Seeing no other nominations, Mr. Smith closed the nominations. There was a vote of nine aye to elect Mr. Peterson as president and Ms. Wiles as vice president. Mr. Smith yielded the chair to Mr. Peterson.

**#2 COUNCIL TO RECEIVE COMMITTEE ASSIGNMENTS (2024 PRESIDENT)**

Mr. Peterson distributed the committee assignments for 2024.

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**#3 COUNCIL TO APPROVE 2024 MEETING GUIDELINES (EVELYN LEES)**

Ms. Lees presented the 2024 meeting guidelines. She stated the guidelines remain unchanged from 2023. Ms. Wiles moved to approve the 2024 meeting guidelines as presented, second Mr. Boice, nine aye, motion carried.

**NEW ORDINANCES FOR DISCUSSION**

**#53-12-23 COUNCIL TO CONSIDER ORDINANCE #53-12-23, AN ORDINANCE ADOPTING AN AMENDED DEVELOPMENT PLAN AND SPECIAL CONSIDERATION FOR A SCHOOL USE, AMENDING ORDINANCE #08-02-22, INCLUDING AN UPDATED PRELIMINARY DEVELOPMENT PLAN FOR 17.9 ACRES OF THE OVERALL 31 ACRES IN THE 14600 – 14800 BLOCK OF BODEN ROAD, WEST SIDE (AMY STEFFENS, ATTORNEY GORDON BYERS)**

Ms. Wiles moved to introduce Ordinance #53-12-23, second Mr. Davis. Senior Planner Amy Steffens stated this project would develop 17.9 acres of a vacant 31-acre parcel at the northwest corner of Greenfield Avenue and Boden Road. She stated the controlling planned development ordinance only allows for residential uses. She stated the project is a proposed school for pre-kindergarten through high school. She stated in the Corporate Campus district, an array of school uses are considered Special Consideration uses. She stated at its November 30, 2023 meeting, the Plan Commission voted to recommend adoption with a vote of ten to one. She stated if approved, the project would still be subject to review by the Technical Advisory Committee (TAC), and it would require a secondary plat.

Attorney Gordon Byers of 298 South 10<sup>th</sup> Street addressed the Council on behalf of the petitioner, the Alhuda Foundation, Inc., a non-profit organization in Indiana. He stated the superintendent of the school, Dr. Rasheed, is also present. He displayed a map of the area. He stated this ordinance amends the ordinance for a mixed-residential development that was adopted unanimously in February 2022. He stated this ordinance amends only a portion of that approved ordinance to build a primary and secondary school.

Mayor Jensen joined the meeting.

Mr. Byers stated in the Corporate Campus district, a school is a special consideration and must be approved by the Council. He stated the rest of the original ordinance remains residential. He stated this ordinance amends the preliminary development plan. He stated the proposed school would be approximately 120,000 square feet with two stories. He stated most of the school would be approximately 25 feet tall, with the exception of two domes that would rise slightly higher. He stated there will be a gym that will be approximately 28 feet tall. He stated the architecture of the building would be high-end. He displayed renderings of the elevations. He displayed a site plan. He stated there would be parking for 300 cars, and the grounds would be heavily landscaped similar to other schools. He stated 15-foot strips with landscaping would separate the grounds from the residences, with a 50-foot buffer on the north and west sides. He stated the ordinance fully complies with the Unified Development Ordinance. He stated a soccer field and tennis court also are planned.

Mr. Byers stated a Hamilton Southeastern elementary school is at 156<sup>th</sup> Street and Boden Road. He stated the proposed school is fully accredited by the state and is comparable to Brebeuf Jesuit School or the International School. He stated the school calendar would be aligned with Hamilton Southeastern Schools. He stated the only difference in the curriculum is teaching Arabic. He stated all economic classes attend the school. He stated currently the school is in three different buildings in Fishers. He stated they would like to consolidate into one building. He stated the school has an eight-to-one student-to-teacher ratio.

Mr. Byers stated the ordinance includes a three-year limit in which to begin construction, with a one-year extension if approved by the Director of Planning. Mr. Boice asked if there are greater numbers of students in the elementary or the high school grades. Dr. Rasheed replied there are

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more students in the lower grades. Mr. Peterson asked how many students are expected to attend. Mr. Byers stated the school would be built in two phases, but the total capacity will be 800 students. Mr. Johnson stated he would like to see more of a buffer between the soccer field and Greenfield Avenue to prevent errant soccer balls or children from accessing Greenfield Avenue. The petitioner replied there would be a barrier behind the soccer goal. Mr. Smith asked if housing would be built on the remaining acreage. Mr. Byers stated the ordinance approved in 2022 allows carriage homes and townhomes, but nothing is currently planned for construction.

#01-01-24 COUNCIL TO CONSIDER ORDINANCE #01-01-24, AN ORDINANCE AMENDING SECTION 38.01 OF THE CITY'S CODE OF ORDINANCES, PREPAYMENT OF CERTAIN EXPENSES (CAITLIN MOSS)

Ms. Wiles moved to introduce Ordinance #01-01-24, second Mr. Davis. Deputy Controller Caitlin Moss stated this ordinance amends an old ordinance approved in the 1990s. She stated since that time, Indiana code and the City's practice have changed. She stated the ordinance addresses 13 instances of prepayment of expenses before claims are approved. She stated the expenses would be listed on the next claims docket for Council to review. She stated in the case where an emergency prepayment is needed, there is a provision to notify the chair of the Finance Committee before making the payment. Mr. Smith stated the Finance Committee discussed the ordinance at length.

**PROPOSED DEVELOPMENT PRESENTATIONS**

#1 COUNCIL TO HEAR INTRODUCTORY INFORMATION FOR A PROPOSED CHANGE OF ZONING FROM R1 RESIDENTIAL TO PB PLANNED BUSINESS, AND ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN FOR A 14,721 SQUARE FOOT GODDARD SCHOOL ON APPROXIMATELY 2.44 ACRES AT CASTAMERE DRIVE, A PART OF THE CRANBROOK PLANNED DEVELOPMENT (JOHN LASSAUX)

John Lassaux of Compendium Property Group at 15815 Shining Spring Drive in Westfield addressed the Council. He stated they propose a zoning change from R1 residential to PB Planned Business for a Goddard School building. He stated the site has challenges due to a pipeline easement along the east side of the property. He stated the Goddard School is proposed to be 14,721 square feet.

**MISCELLANEOUS, CONTINUED**

#4 COUNCIL TO CONSIDER RESOLUTION RC-1-24, A RESOLUTION AUTHORIZING CERTAIN ROUTINE FISCAL ACTIONS (IAN ZELGOWSKI)

Deputy Financial Officer Ian Zelgowski stated resolution RC-1-24 is virtually the same as prior years. He stated the resolution has four provisions. He stated the first authorizes the Office of Finance and Accounting to make small, technical, budget-neutral appropriation transfers within departments, which will be reported to the Council quarterly; to make transfers for pay adjustments from Personal Services contingency; to make de-appropriations with the Department of Local Government Finance in order to align the certified budget order with the City's Fiscal Plan; and to make end-of-year transfers to cover deficits in budgets. He stated none of the provisions increase the budget, and all actions are reported to the Council. Ms. Wiles moved to approve Resolution RC-1-24 as presented, second Mr. Davis, nine aye, motion carried.

#5 COUNCIL TO CONSIDER RESOLUTION RC-2-24, A RESOLUTION AUTHORIZING THE APPROPRIATION OF GRANT PROCEEDS IN 2024 (CAITLIN MOSS)

Deputy Controller Caitlin Moss stated this resolution allows the Office of Finance and Accounting to appropriate grant proceeds. She stated the Council could appropriate the proceeds,

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but the process would be inefficient. She stated only grants whose uses are very specific would be appropriated. She stated any appropriations will be reported to the Council quarterly. Ms. Wiles moved to approve Resolution RC-2-24 as presented, second Mr. Davis, nine aye, motion carried.

**COUNCIL COMMENTS**

Mr. Peterson welcomed the new members to the Council.

**ADJOURNMENT**

There being no further business before the Common Council this 9<sup>th</sup> day of January, 2024, Mr. Peterson adjourned the meeting.



DARREN PETERSON, PRESIDENT

ATTEST:



EVELYN L. LEES, CLERK